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**MODERN RETAIL SPACE AVAILABLE FOR LEASE**  
565 FOURTH STREET | SOMA  
SAN FRANCISCO, CA 94107

**DAVID BLATTEIS**  
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DRE #00418305

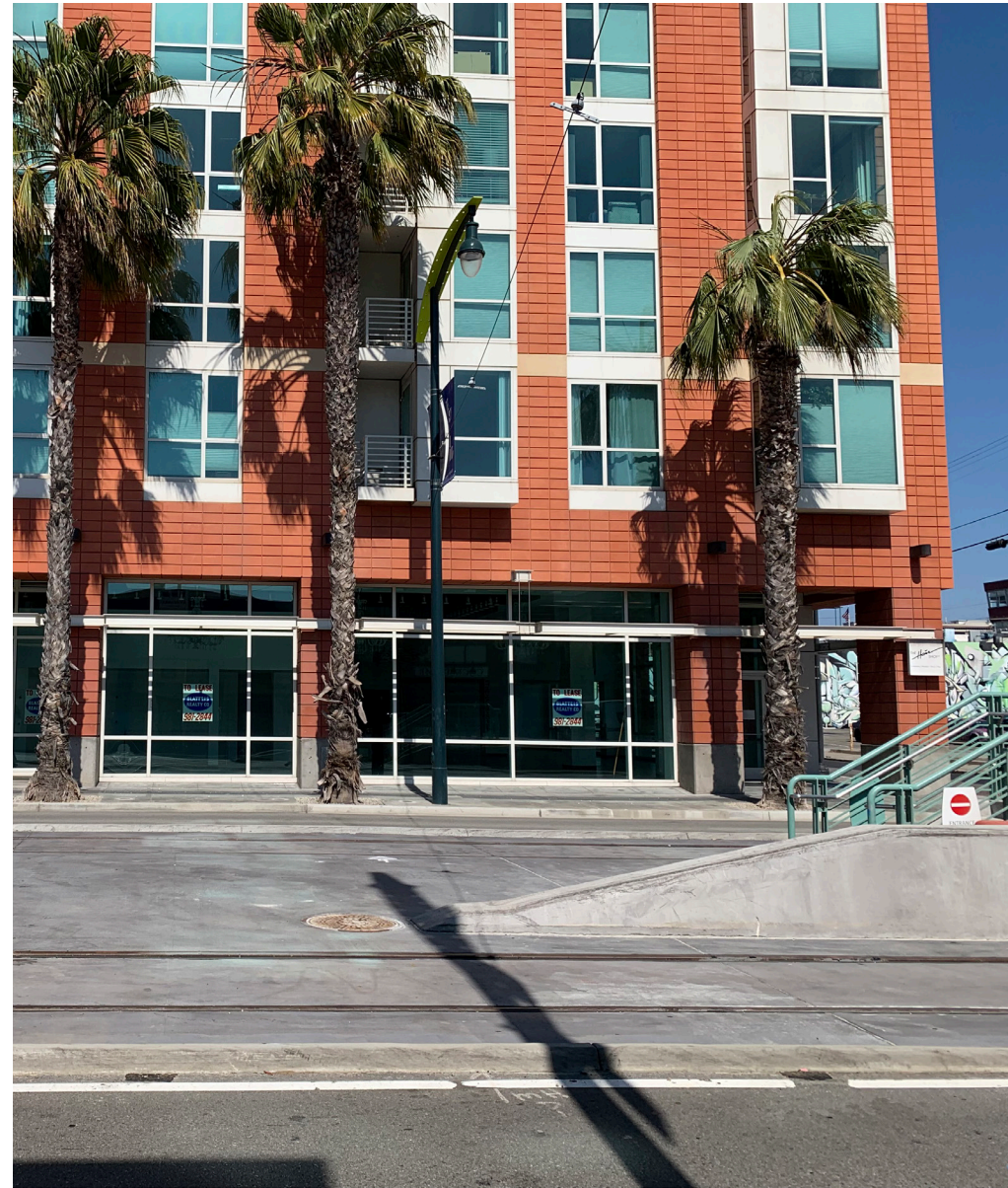
# PROPERTY SUMMARY

**SIZE: ±3,777 SQUARE FEET/W MEZZANINE**  
**PLEASE CALL FOR PRICE**  
**CROSS STREET: FREELON STREET**

This property is located on the ground level of a beautiful high-rise 300-unit condominium building within the fresh and upbeat district of SoMA. Placed among tech giants such as: Zynga, Dropbox, and Airbnb; this retail space boasts floor to ceiling windows that captures abundant natural light. Great walkable streets lined with palm trees surround this space and can't miss signage opportunities are available. SoMA is a strong melting pot of promising start-ups, museums, and classic places looking for a re-invention.

## ADDITIONAL FEATURES:

- Open floor plan
- Natural light provided by floor to ceiling windows
- 2 Restrooms
- Kitchenette
- High ceilings
- Excellent visibility & frontage
- Access to downtown freeways
- Within walking distance to BART/MUNI
- WALK SCORE® 97 (Walker's Paradise)
- TRANSIT SCORE® 95 (Rider's Paradise)



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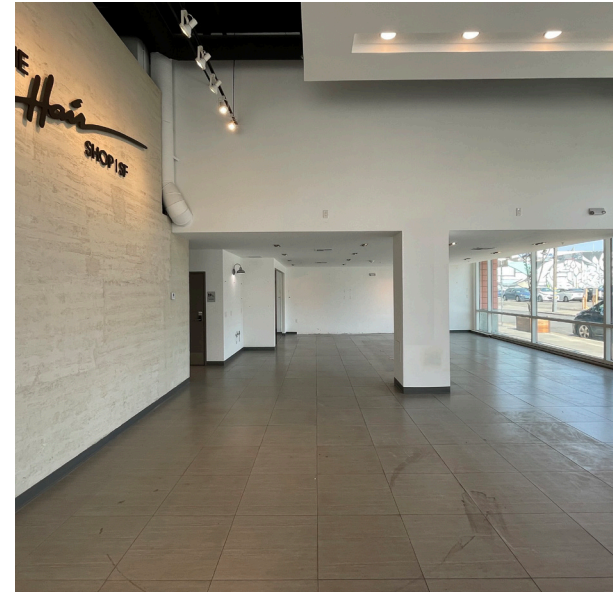
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# GROUND FLOOR



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# MEZZANINE, KITCHENETTE, RESTROOMS



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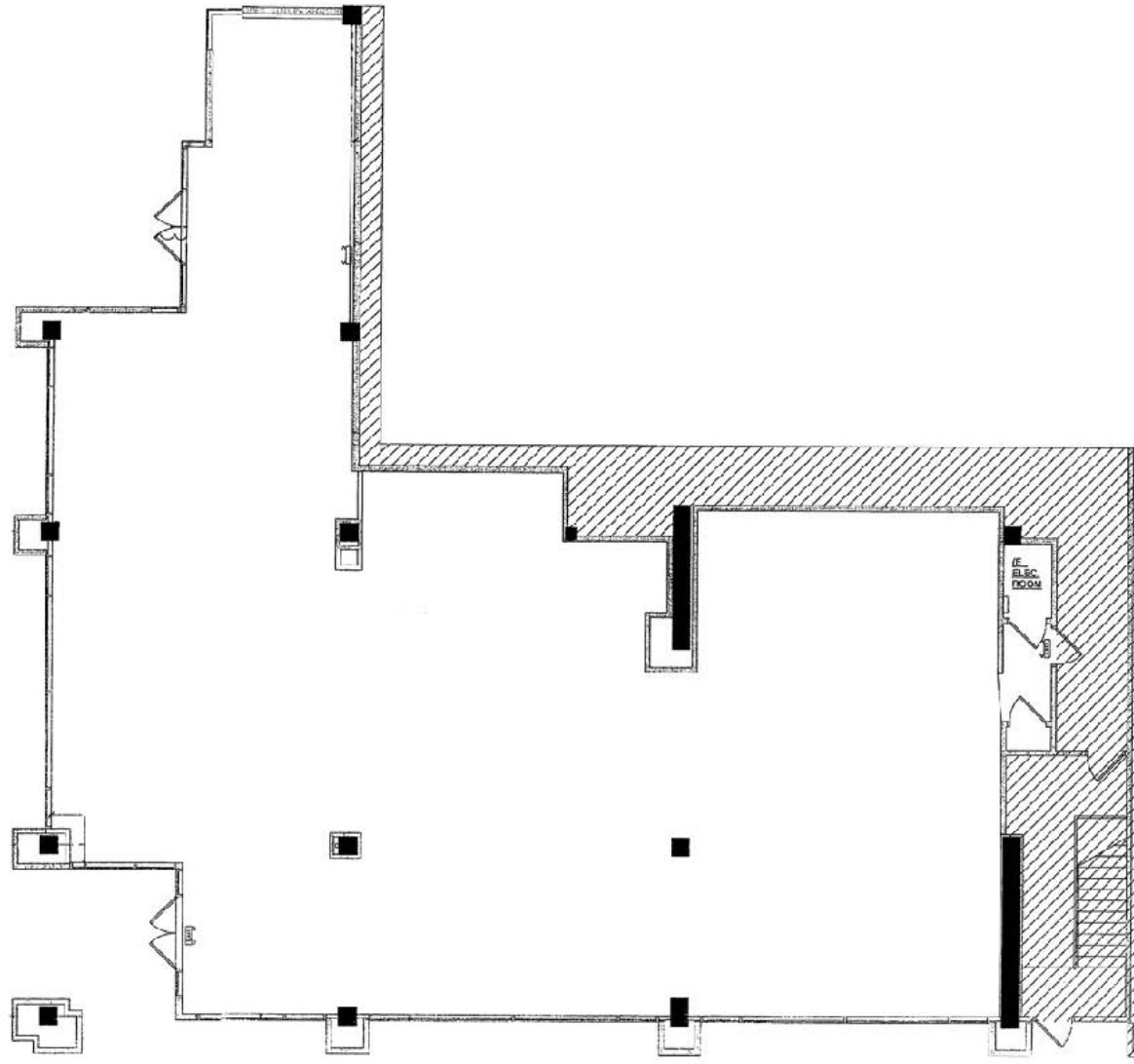
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# FLOORPLAN

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# NEARBY TENANTS



**SAFeway**



**UNITED BARBELL**



**ALEXANDER'S STEAKHOUSE**



**BRICKHOUSE**



**BLACK HAMMER BREWING**



**GOAT HILL PIZZA**



**CAFE OKAWARI**



**ROOFTOP 25**



**LITTLE SKILLET**



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REALTY CO**

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# POTENTIAL USES



**GYM**



**JEWELRY STORE**



**GENERAL RETAIL SALES & SERVICE**



**ARTS ACTIVITIES**



**SPECIALTY GROCERY**



**LIMITED RESTAURANT**



**PERSONAL SERVICES**



**TRADE SHOP**



**RETAIL PROFESSIONAL SERVICE**



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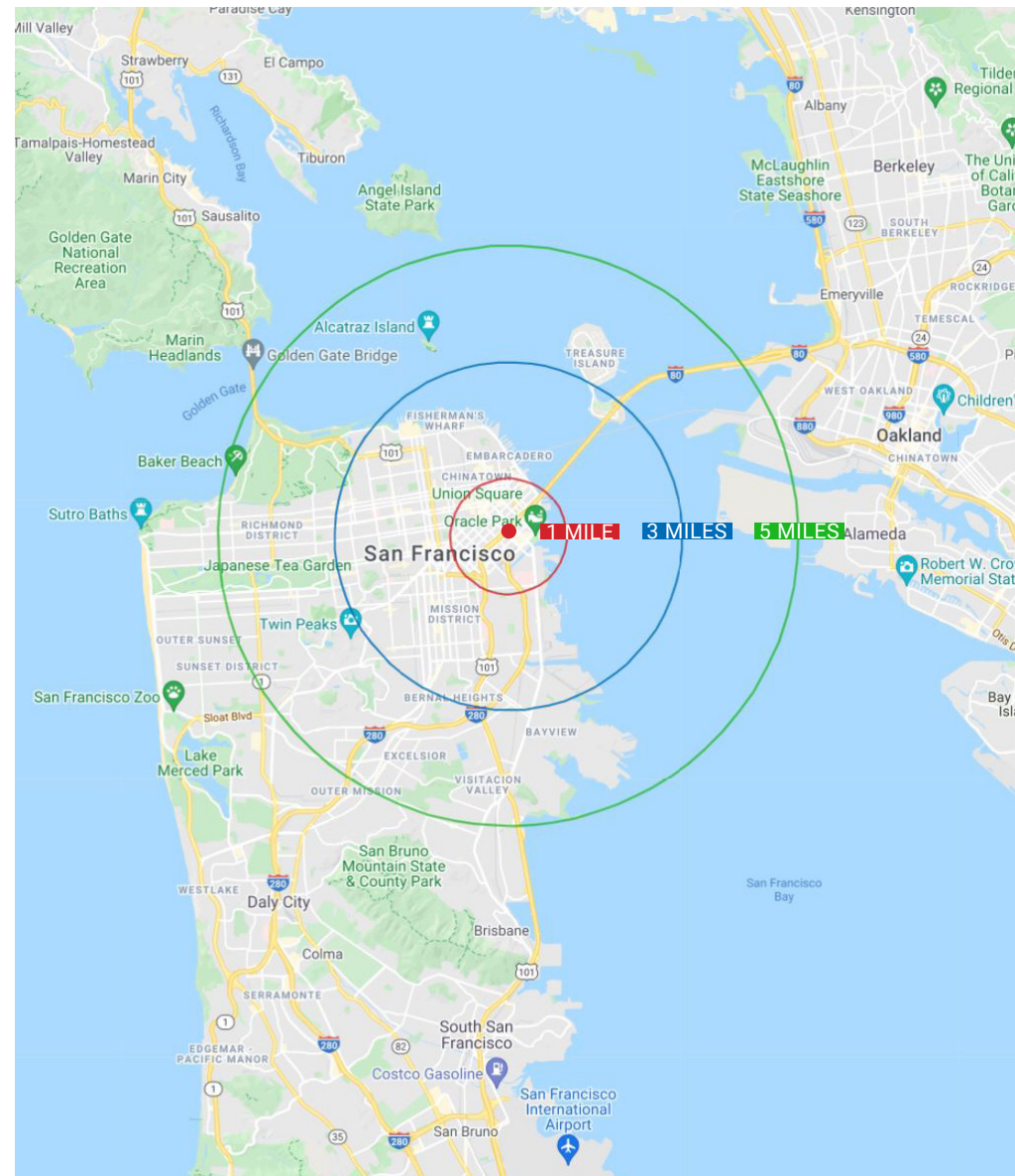
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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2021 Total Population</b>	88,398	450,945	734,537
<b>2026 Population</b>	93,404	462,028	747,333
<b>Pop Growth 2021-2026</b>	+5.66%	+2.46%	+1.74%
<b>Average Age</b>	41	41	41
<b>2021 Total Households</b>	46,537	226,570	328,723
<b>HH Growth 2021-2026</b>	+5.64%	+2.27%	+1.67%
<b>Median Household Inc</b>	\$126,474	\$134,190	\$130,752
<b>Avg Household Size</b>	1.70	1.90	2.10
<b>2021 Avg HH Vehicles</b>	1.00	1.00	1.00
<b>Median Home Value</b>	\$1,022,149	\$1,062,186	\$1,063,047
<b>Median Year Built</b>	2002	1949	1949

Source: Loopnet



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